UBER 21 PALE 133

1986 Equity

## CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. Tecember 2619/1

In Buckeystown District, Frederick County, Maryland By virtue of default under the terms of a Land Installment Contract dated August 2, 1960 and recorded in Liber No. 641, Folio 500, one of the Land Records of Frederick County wherein Herbert A. Johnson and Lorraine A. Johnson, his wife, agreed to purchase the hereinafter described real estate from Clarence H. Dean and Florence E. Dean, his wife, Vendors, we the undersigned, will sell at public sale at the Court House door in Frederick City, Frederick County, Maryland on

SATURDAY, DECEMBER 9, 1961 AT THE HOUR OF 10:00 O'CLOCK A. M.

all that valuable real estate containing 10½ acres, more or less, situate, lying and being along the road leading from Doubs to Frederick in Buckeystown District, Frederick County, Maryland, and being a part of the land described in a deed from Charles W. Ranneberger, et al. to Cherence H. Dean and Florence E. Dean, his wife dated February 25, 1956 and recorded in Liber No. 560, Folio 137, one of the Land Records of Frederick County. Further reference for description of the property to be sold may be found in the above-mentioned Land Installment Contract.

This property is improved with a 2 story, frame, 8 room dwelling with bath and oil heat. Outbuildings include a concrete block chicken house, frame chicken house and frame garage. This property has considerable road frontage, thereby offering a fine opportunity for the sale of building lots.

This property will be sold subject to a mortgage from Clarence H. Dean and Florence E. Dean, his wife to Loyola Federal Savings and Loan Association dated February 25, 1956 and recorded in Liber No. 559, Folio 599, one of the Land Records of Frederick County, the principal balance of which is \$7,139.45, with interest at 412% per annum, and also subject te a Deed of Trust from Clarence H. Dean and Florence E. Dean, his wife to Richard E. Zimmerman, Trustee, dated December 12, 1959 and recorded in Liber No. 631, Folio 1, one of the Land Records of Frederick County, on which the principal balance is \$2,806.16, with interest at 6co per annum, and also subject to a Deed of Trust from Clarence H. Dean and Florence E. Dean, his wife to Richard E. Zimmerman, Trustee, dated January 31, 1961 and recorded in Liber No. 650, Folio 209, one of the Land Records of Frederick County, on which the principal balance is \$1400.00 with interest at the rate of 6% per annum.

TERMS OF SALE: Cash on the day of sale or on the ratification thersof by the Circuit Court for Frederick County. A deposit of 10% will be required from the purchaser or purchasers on the day of sale to insure compliance with the terms thereof. All costs of conveyancing, including revenue stamps, state and federal, to be paid by the purchaser or purchasers.

CLARENCE H. DEAN FLORENCE E. DEAN

RICHARD E. ZIMMERMAN, Attorney BYRON W. THOMPSON, Attorney EMMERT R. BOWLUS, Auctioneer

This is to certify that the annexed imblic Sale was published in The Trederick Post dvertisement a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last such publication being made not less than 5 days prior to lecember the ninth day of

THE NEWS-POST

Filed December 26, 1991 Blander